

APPENDIX.

"The State of Texas County of Yoakum

Know All Men By These Presents: That Gus Jones and Mrs. Earle Jones, his wife of Potter County, Texas, for and in consideration of the sum of One Hundred Sixty and no/100 ($160.00) Dollars cash in hand paid by Aaron Cohen hereinafter called grantee, the receipt of which is hereby acknowledged, have granted, sold, conveyed, assigned and delivered, and by these presents do grant, sell, convey, assign and deliver unto the said grantee an undivided one-half (1/2) interest in and to all of the oil, gas and other minerals in and under, and that may be produced from the following described land situated in Yoakum County, Texas, to-wit:

The East one-half (E 1/2) of section Number 897, Block D. Yoakum County, Texas, containing three hundred and twenty (320) acres of land.

Together with the right of ingress, and egress at alltimes for the purpose of mining, drilling and exploring said land for oil, gas and other minerals, and removing the same therefrom. Said land being now under an oil and gas lease, executed in favor of ....., it is understood and agreed that this sale is made subject to the terms of said lease, but covers and includes one-half (1/2) of all of the oil royalty, and gas rentals or royalty due and to be paid under the terms of said lease.

It is understood and agreed that one-half (1/2) of the money rentals which may be paid to extend the term within which a well may be begun under the terms of said lease is to be paid to the said grantee and in event that the above described lease for any reason becomes canceled or forfeited, then and in that event an undivided one-half (1/2) of the lease interest and all future rentals on said land for oil, gas and other mineral privi-

leges shall be owned by said grantee Aaron Cohen owning (1/2) of all oil, gas and other minerals in and under said lands, together with one-half (1/2) interest in all future rents.

To have and to hold the above described property together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee herein, his heirs and assigns forever; and we do hereby bind ourselves, and our heirs, executors and administrators to warrant and forever defend all and singular the said property unto the said grantee herein, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands this the 1st day of September, 1926.

Gus Jones,
Mrs. Earle Jones.

The State of Texas County of Potter.

Before me, the undersigned authority, in and for the County of Potter and State of Texas, on this day personally appeared Gus Jones known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office on this the 14th day of September, A. D. 1926.

E. C. Lacy,
Notary Public in and for
Potter County, Texas.

The State of Texas, County of Potter.

Before me, the undersigned authority, in and for the County of Potter and State of Texas, on this day personally appeared Mrs. Earle Jones, wife of Gus Jones, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same

fully explained to her, she, the said Mrs. Earle Jones, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

Given under my hand and seal of office on this the 1st day of September, A. D. 1926.

Betty Wright,
Notary Public in and for
Potter County, Texas.

Filed for record Sept. 30th, 1926, at 2 o'clock p. m. Recorded Oct. 4, 1926, at 3:30 o'clock p. m.

W. H. Hague,
County Clerk, Yoakum
County, Texas."

Article 1288, R. C. S., Texas, 1925.

"Instrument of conveyance. - No estate of inheritance or freehold, or for a term of more than one year, in lands and tenements, shall be conveyed from one to another, unless the conveyance be declared by an instrument in writing, subscribed and delivered by the party disposing of the same, or by his agent thereunto authorized by writing."